

**REQUEST FOR PROPOSAL
for
BUILDING DEMOLITION
TOWN OF LAMONT**

ADDENDUM #1

The following additional information is being provided to interested contractors in order to assist in the preparation of proposals for the "Building Demolition" project for the Town of Lamont. Contractors are to indicate that they have received, understand, and incorporated the additional information included in this Addendum in the proposal package. Please indicate this below and include this document in your proposal package.

Addition

1. The Town of Lamont has had a Pre-demolition Hazardous Materials Assessment completed on the building to be demolished. This assessment is provided to all interested contractors to assist in the preparation of proposals (13 page pdf document).
2. Contractors are to include any additional material testing costs that may be required in the financial proposal if required.

Acceptance

I, _____ of _____ hereby confirm that I have received, read, and understand the information that has been included in Addendum #1 for the above noted project. All necessary requirements have been included in our proposal package based on the additional information provided.

Signature

Date

**PRE-DEMOLITION HAZARDOUS MATERIALS ASSESSMENT
OLD PUBLIC WORKS BUILDING
LAMONT, AB.**



Submitted to:

Select Engineering Consultants
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Submitted By:

RH Services Inc.
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August 2018

Select Engineering.01

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EXECUTIVE SUMMARY

RH Services Inc. was retained by Select Engineering Consultants to conduct a pre-demolition Hazardous Materials Assessment at Old Public Works building located in, Lamont Alberta. The one storey Structure had been abandoned for an extended period and could not be fully assessed due to safety concerns.

The purpose of the assessment was to identify any hazardous building materials that would affect the demolition of the structure.

The findings of our investigation are presented in this report with recommendations on required or suggested actions. In summary:

Asbestos Containing Materials:

Limited access to interior did not reveal any significant potential asbestos sources. The presence of asbestos was confirmed in the exterior stucco and window putty.

Lead and Lead Based Paint:

No significant sources of lead were noted inside the structure.

One lead-acid battery was observed.

Other Hazardous Materials:

Fluorescent light fixtures, used tyres, and miscellaneous chemicals, paints, oils, and cleaners were noted within the structure.

Structural Issues:

Due to the poor condition of the structure, the walls, ceiling and flooring pose a serious risk to anyone entering or working within or near the building. Access to the basement is also not possible due to the high levels of water.

Due to the structural safety issues with the structure, a variance with Occupational Health and Safety should be proposed for wet demolition.

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1.0 INTRODUCTION

1.1 BACKGROUND

RH Services Inc. was retained by Select Engineering Consultants to conduct a pre-demolition Hazardous Materials Assessment at Old Public Works building located in, Lamont Alberta. The one storey Structure had been abandoned for an extended period and could not be fully assessed due to safety concerns.

The purpose of the assessment was to identify any hazardous building materials that would affect the demolition of the structure.

2.0 SCOPE OF WORK

The following services were to be provided by RH Services Inc.:

- Site inspection;
- Sample collection for asbestos and lead paint analysis, as needed;
- Sample and, or data collection for other hazardous materials, as needed;
- Quantification of hazardous materials; and
- Report production, with recommendations.

3.0 SITE INSPECTION

RH Services Inc. undertook an inspection of the building on August 24th, 2018. The plywood was removed from the North west door to gain access. The interior ceiling had collapsed, one area had been shored up using a safeway style scaffold, this had since buckled and collapsed. The south end was completely inaccessible. The basement was flooded to ground level and not accessible, the wood floor over the basement was rotten and posed a risk to anyone walking on it. No suspected asbestos containing materials were observed above grade.



Buckled safeway style scaffolding supporting the weight of the collapsed ceiling.



The exterior had stucco and window putty that contains Chrysotile asbestos sampled and submitted to our Edmonton laboratory for analysis by polarized light microscopy and dispersion staining techniques. (NIOSH 9002) See bulk analysis #25703.

Observations were made for the conditions that could offer direct pathways for lead to enter the environment. Other potentially hazardous materials that were observed during our site inspection have been included in this report. All building materials that have been confirmed to contain hazardous materials are included in the following inventory.

4.0 INVENTORY OF HAZARDOUS MATERIALS

4.1 ASBESTOS CONTAINING MATERIALS

4.1.1 Exterior

Stucco and window caulking were sampled from the exterior walls and were both found to contain asbestos (Chrysotile 1-5% and Chrysotile 10-20% respectively).



Stucco (common).
Chrysotile 1-5%



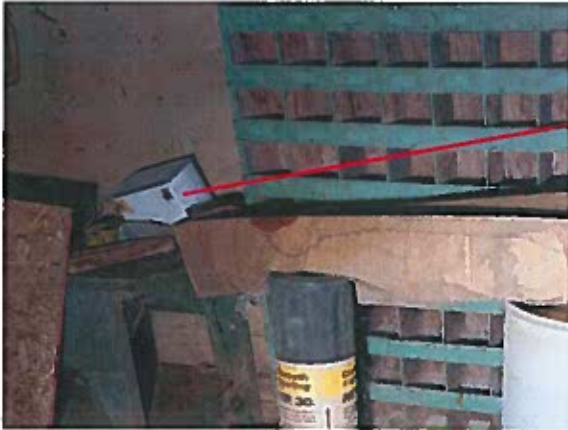
Window caulking at front of building.
Chrysotile 10-20%



4.2 LEAD AND LEAD BASED PAINT

No significant sources of lead were noted.

One lead-acid battery was noted within the building.



Lead-acid battery noted within the building.

4.3 OTHER HAZARDOUS MATERIALS

Our site inspection of the facility included an observational tour looking for mercury, radioactive materials, PCB's (Polychlorinated biphenyls), Ozone depleting substances and other miscellaneous hazardous materials.

Fluorescent light fixtures, used tyres, and miscellaneous chemicals, paints, oils, and cleaners were noted within the structure.



Ballasts and Fluorescent light fixtures can contain PCBs.



Tubes in Fluorescent light fixtures contain Mercury.
Note falling ceiling.





Used tyres noted in the structure.



Miscellaneous paints and chemicals noted within the structure.

5.0 STRUCTURAL ISSUES

Please note that access to the structure should be limited due to excessive structural damage. Any disturbance to the structure in its current state will further weaken the framework increasing the likelihood of a collapse. The following images show the poor condition of the structure.



Image shows major damage to the ceiling of the structure.





Image shows partially collapsed ceiling.



Image shows stairwell to basement completely submerged in water.





Image shows a large hole in the floor filled with water.



Image shows dangerous flooring with rotten floor boards.



6.0 RECOMMENDATIONS

6.1 ASBESTOS REMOVAL

The legislation and guidelines for dealing with asbestos are well established. Normally demolition is regulated as follows:

Demolition:

The Alberta Occupational Health and Safety Code Part 4 section 34 states "If a building is to be demolished, the employer must ensure that materials with the potential to release asbestos fibres are removed first".

Due to the deteriorating condition of the structure, removal of the asbestos materials would put workers at risk. We suggest applying for permission¹ to demolish the building following Wet-demolition procedures. It is ill-advised to have abatement workers remove materials from the structure as it will further weaken the structure and endanger the workers.

6.2 OTHER HAZARDOUS MATERIALS

The removal of Fluorescent light fixtures, used tyres, lead-acid battery and miscellaneous chemicals, paints, oils, and cleaners cannot be justified as their removal would endanger the lives of abatement contractors.

1. An Acceptance from Occupational Health and Safety will be required for wet demolition.

7.0 CLOSURE

We trust that the information in this report meets your present requirements. If you have any questions or require further explanation, please contact the undersigned at your convenience. We look forward to working with you in the future.

Yours truly,

RH Services Inc.

Logan Hall, B.Sc.

Reviewed by:

Rod Hall, CRSP. ROHT.
Senior Consultant

APPENDIX A
RESULTS OF ANALYSIS



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Job # 25703
Select Engineering.01
Date: August 27th 2018

Old Public Works Building
Lamont, AB.

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Sample number	Description, location of sample	Non asbestos components	Presence of asbestos	Type of asbestos	Percentage of asbestos
01	Window caulking	Aggregate CaSO Cellulose	Yes	Chrysotile	10-20
02	Building paper	Aggregate Cellulose	ND	-	-
03	Wall insulation	Aggregate Cellulose	ND	-	-
04	Stucco	Aggregate CaSO Cellulose	Yes	Chrysotile	1-5
05	Roof Type 1 & Type 2	Aggregate Bitumen Cellulose	ND	-	-
Legend: MMVF= Man Made Vitreous Fibre CaSO= Calcium sulphates or carbonates ND= None detected			Sample Interpretations: Analysis in accordance with NIOSH 9002 PLM & dispersion staining Percentage of asbestos by visual approximation.		

Analysis by:

Logan Hall B. Sc.